

Chapter 18.34

CO ADMINISTRATIVE OFFICE DISTRICT

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18.34.010 Purpose of district.

The CO administrative office district is intended to provide an area wherein professional, general commercial offices and limited personal services may develop in close relationship with each other outside of other commercial districts. Nothing in this chapter shall be construed to permit or encourage retail sales except as provided in this chapter. (Ord. 559 N.S. § A (part), 1981)

18.34.020 Permitted uses.

The following uses shall be permitted in the CO administrative office district:

- A. Computer and data processing services;
- B. Consumer credit reporting agencies;
- C. Detective and protective services;
- D. Educational services;
- E. Financial, insurance and real estate services;
- F. General offices for business and manufacturing firms;
- G. Health services, exclusive of hospitals;
- H. Legal services;
- I. Mailing, reproduction, commercial art, photography and stenographic services;
- J. Management, consulting and public relations services;
- K. Microfilm recording and developing services;
- L. Miscellaneous services;
- M. Personnel supply services;
- N. Photo finishing laboratories;

- O. Social services, except residential care;
- P. Travel agencies. (Ord. 559 N.S. § A (part), 1981)

18.34.030 Conditional uses.

The following uses may be conditionally allowed in the CO administrative office district, subject to issuance of a conditional use permit in accordance with Chapter 18.54 of this title:

- A. Commercial recreation;
- B. Hospitals;
- C. Drive-in establishments;
- D. Any other use which the planning commission finds will be similar in nature to the permitted uses and conditional uses specified in this chapter for the CO zoning district. (Ord. 1215 N.S. § 31, 1995; Ord. 1055 N.S. § C (part), 1991; Ord. 846 N.S. § 1 (part), 1987; Ord. 559 N.S. § A (part), 1981)

18.34.040 Site development standards.

A. The following site development standards shall apply in the CO administrative office district:

- 1. Minimum lot area, six thousand square feet;
- 2. Minimum lot width, sixty feet;
- 3. Minimum lot depth, one hundred feet;
- 4. Maximum building coverage, fifty percent;
- 5. Minimum setbacks:
 - a. Front, twenty feet,
 - b. Rear, twenty feet,
 - c. Side, ten feet;
- 6. Maximum height, three stories or thirty-five feet.
- B. On any portion of a site in the CO district which abuts a lot in any residential zoning district, a solid wall or fence of six feet in height shall be constructed and maintained along the common lot line. The minimum interior yard shall be planted and maintained as a landscaped screen.

C. All uses, whether permitted or conditional, shall be conducted in such a manner so as to avoid any nuisance, hazard or commonly recognized offensive condition or characteristic, as established by the performance standards of Chapter 18.48 of this title.

D. Side Street Side Yard. A side yard along the side street lot line of a corner lot shall have a width of not less than fifteen feet or one-half the required depth of the front yard, whichever is greater.

E. Cul-de-sac lot width, minimum of forty feet as measured along the front property line. (Ord. 899 N.S. §§ 6 (part), 22 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.34.050 Additional required conditions.

A. Architectural and site plan approval shall be required of all uses situated on sensitive sites, as defined in Chapter 18.74 of this title.

B. Where any lot in the administrative office district abuts residentially zoned property, a twenty-five-foot minimum setback shall apply. (Ord. 1111 N.S. § 21, 1992; Ord. 559 N.S. § A (part), 1981)